



Arlington Historic District Commissions Final and Approved Minutes

October 8, 2020 8:00 PM

Conducted by Remote Participation

Commissioners Present: N. Aikenhead, M. Audin, D. Baldwin, M. Bush, B. Cohen, A. Johnson, S. Makowka, B. Melofchik, C. Tee, J. Worden

Commissioners Not Present: C. Barry

Guests: S. Keller, A Mui, S. Wilder, L. Fitzgerald, J. Morin, T. Walczek, R. Murray

Appt of Alternate Commissioners: Pleasant St – 5 at large plus Beth Cohen and A. Johnson, B. Melofchik, S. Makowka stepped in since B. Melofchik couldn't come into Zoom mtg; Mt Gilboa – 5 at large plus M. Bush plus B. Melofchik; Jason/Gray – 5 at large plus S. Makowka, B. Cohen, M. Bush, S. Makowka

- 1. AHDC Meeting Opens 8:00pm**
- 2. Approval of draft minutes from September 24, 2020. S. Makowka tabled until 10/22 meeting. Seconded by J. Worden. Unanimous approval in favor to table via roll call for both 9/10 and 9/24 draft minutes.**
- 3. Communications**
 - a. D. Baldwin has been in contact with the Greens at 40 Irving Street and they have started the project on the wall. He had sent email on project saying everything was in bounds of what was approved.**
 - b. B. Cohen received contact from Central School on changes on building envelope and they will be further in contact over the changes.**
 - c. S. Makowka said he received email regarding the ACC sign and he advised B. Cohen they were supposed to come in for signage approval and they need to file a formal application for a COA to discuss signage.**
- 4. New Business**
 - a. Formal Hearing for 42 Academy Street (Stergiou) for front window and door changes. S. Stergio gave presentation. Small split house, non contributing house and want to replace front entry. Currently front door and 1skylite, want to change from entrance to center front door and put in 2 balanced side lites (glass on top half, wooden panel on the bottom half and a rectangular transom/window above, which spans the two sidelites and front door. The door and sidelites will fit the existing entryway design. B. Cohen asked to be sure the windows are not wood with cladding. M. Bush said there would be no reason to force a wooden window on this house. M. Audin seconds M. Bush' opinion and agrees. S. Makowka said as long as they are not vinyl windows (the applicant said they are Anderson windows). S. Makowka suggested we note that because it is a non-contributing structure in the District. A. Johnson moved to approve the proposal on this non-contributing structure and the monitor can make final approval prior to installation of the window and door making sure there is no vinyl

involved. Door should be wood, same as it is now. Motion withdrawn by A. Johnson. No vinyl or vinyl clad windows or door allowed. Approval of reconfiguration of the spaces. Replacement with same materials already there or with other windows that are not vinyl clad. Monitor to approve prior to installation. A. Johnson moved we approved application as specified and with materials currently in place or other non-vinyl materials, subject to monitor approval prior to installation. Seconded by B. Cohen. Roll call: S. Makowka, M. Audin, C. Tee, A. Johnson, J Worden, N. Aikenhead, B. Cohen voted yes. Unanimous approval – M. Bush appointed monitor.

- b. Formal Hearing for 51 Academy Street (Le) for chimney removal. S. Makowka said he was uncomfortable to decide whether this was appropriate for a CONA. Chimney presentation given by R. Lee – google map view showed 3 chimneys – wants to remove 1 chimney. J. Worden said he walks by this every day and doesn't see the chimneys. It is visible from a great distance and its removal will not be a detriment to the district. R. Lee gave view of backyard and 46 Jason Street. Showed drawing with plans of where he wants fence to be put. He would do a continuation of neighbor's fence. Will run fence over to the driveway. The only view of the structure from Jason Street is up along the driveway and you do get some view of the back corner of the house but if the fence were to extend all the way across to the driveway. The house could either have no front yard since it is landlocked or have two front yards. B. Cohen said she views as a landlocked. The fence would be the back yard fence of the Jason house abutting. B. Cohen feels this is the equivalent of a back yard fence and she moved removal of 1 of the 3 chimneys as a COA and the install of a backyard fence as a CONA., seconded by M. Audin, unanimous approval. M. Audin, C. Tee, M. Bush, J. Worden, A. Johnson, B. Cohen, B. Melofchik, N. Aikenhead Unanimous approval – Monitor S. Makowka
- c. Formal Hearing for 60 Pleasant Street (Brentwood Condo Assoc) for balcony replacements. S. Wilder, trustee of Condominium Trust gave presentation on deteriorating balconies, especially on south and east side of buildings. T. Walczak, architect also presented. Cantilever concrete balconies. They discovered that there was significant degradation. The rebar and metal reinforcements within concrete cylinders has basically rotted out. Doing an inventory they discovered almost all on backside were failing. They are proposing to remove balconies on south and east sides of building and replace with aluminum metal decking structures that re same color as window and sliding glass doors on the building. They can't insert into building so cables will support the decks. B. Cohen moved to approve replacement of concreted balconies on s and e side of 60 Pleasant Street with proposed aluminum cantilevered balconies, seconded by D. Baldwin. Roll call in affirmative - M. Audin, D. Baldwin, C. Tee, A. Johnson, B. Cohen, B. Melofchik. Unanimous approval. Monitor B. Melofchik
- d. Formal Hearing for 64 Westminster Ave. (Fitzgerald) for replacements of replacement windows. L. Fitzgerald gave presentation. Essentially composite material of Fibrex. Previously it was wood – Renewal calls it Fibrex. The house is a non-contributing structure in the District and would these materials be appropriate to this particular structure. B. Cohen feels it is appropriate to approve in this circumstance. J. Worden said he wishes people in a district need to submit an application and get approval first, then order their windows and install them. M. Bush moved approval of application as submitted. Seconded by C. Tee. Unanimous approval – M. Audin, C. Tee, J. Worden, B. Melofchik, D. Baldwin, N. Aikenhead, M. Bush. Monitor – B. Cohen

- e. Continuation of Formal Hearing for 24 Jason Street (Johnson) regarding planters. A. Johnson stepped down from the HDC to make presentation. The concerns seemed to revolve about the size of the beds and that stepping would not have been a 19th century. 1 proposal would be to remove 1 full board from the uphill side on each of the 2 front facing boxes. Second proposal to remove board from both halves which would lower the downhill side to 21.5” to 15-18” approximately. But would still have a step. This would deter bunnies and keep in scale with other boxes on Jason Street that are 2 boards high. B. Cohen said she appreciates how she addressed the situation. She thinks this addresses many of the concerns. The stepped box doesn’t concern her and it looks lower and looks more like a raised bed. She likes proposal 2 ‘cause it gets her the raised bed which keeps bunnies away. S. Makowka said there are 2 extenuating circumstances – 1) applicant did approach Chair in effort for guidance before building the beds and was told we don’t regulate and 2) we do not have guidelines on these structures and we should develop guidelines. Options to deny or approve cognizant of extenuating circumstances with proposals to mitigate the situation or 3) we could approve as a CONA. Chair suggests a COA is most appropriate. M. Bush said he has raised beds in his back yard, B. Cohen has raised beds in her side yard. Discussion about being behind the front façade of the building – is it treated like a fence. C. Tee said her concern is this looks too large. M. Bush moved approval of plan B, not seconded, R. Murray asked if they considered any third proposal of option 1 with 1 fully removed board. B. Melofchik suggested that in the front of the boxes with a modified height you could plant some perennial herbs that will soften the look from the street. J. Worden said the beds are not attached to the ground could they be moved. M. Bush moved approval to approve proposal #2 with notation that the Commission - update the guidelines to control future projects, seconded by S. Makowka. J. Worden said the criteria we need to meet is whether had the application preceded the construction would we have approved it? Discussion about the extenuating circumstances where the applicant was given erroneous information. S. Makowka – y, C. Tee – n, J. Worden – n, D. Baldwin – y, M. Bush – y, N. Aikenhead – y, B Melofchik (appointed alternate since M. Audin dropped off the call) – y. Proposal #2 is approved 5-2. Monitor appointed – S. Makowka

5. Old Business

- a. Avon Place and Central Street Historic District vacant commissioner seats
- b. Report from Streetscape sub-committee
- c. Modification of Design Guidelines for Fiberglass Gutter eligibility for a CONA

6. Review of projects

- 7. Meeting Adjourns M. Bush moved to adjourn, seconded by N. Aikenhead. Unanimous vote to adjourn at 10:10pm.**

[Executive Order on Remote Participation](#)